FOR SALE / TO LET

LARK HOUSE

Bespoke Logistics Facility Available on approx. 3.9 hectares (9.6 acres acres)
Options ranging from 15,236 sq, m. (164,000 sq. ft.) to 18,581 sq. m. (200,000 sq. ft.)

Dublin AirPort Logistics Park

St. Margaret's Road, Co. Dublin.

AVAILABLE WITHIN 18 - 24 MONTHS



Similar unit by developer.

EU Taxonomy Regulations

BER A

www.rohanholdings.ie

A development by

ROHAN

CUSHMAN & WAKEFIELD

KEY HIGHLIGHTS

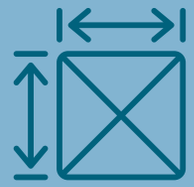
LARK HOUSE



High-Bay Warehouse with Offices



Options from
15,236 sq, m. (164,000 sq. ft.) to
18,581 sq. m. (200,000 sq. ft.)



Site of Approx.
3.9 hectares (9.6 acres)



High Profile Unit



Within 250m of airport campus



Market leading sustainability features including LEED Gold



Access controlled and secure business park environment



Only minutes from Airport, Port Tunnel, M50 And M1 Motorways



Join leading occupiers



Extensive secure yard with truck / trailer parking capacity



Available within 18-24 months



LOCATION

Dublin AirPort Logistics Park is Ireland's definitive logistics and distribution park and is strategically located just minutes from the M50/M2 junction, Dublin Airport and the Port Tunnel.

The park has direct access to the M2 and offers a unique combination of accessibility and profile within an established business area.

Dublin AirPort Logistics Park

- is 250 metres from Dublin Airport perimeter,
- has dedicated access directly onto the M2,
- has a second access point to Dublin Airport via St. Margaret's Road,
- is 2 minutes from the M50 (via the M2),
- has unrivaled profile onto the M2, and
- is 10 minutes from the Port Tunnel entrance.

Environment & sustainability

With a focus on sustainability being a key driver for Rohan as a developer and long term investor, new properties will target LEED Gold sustainability accreditation in addition to BER A and EU Taxonomy Compliance. Typical specification details include:

- Electric vehicle charging.
- Rainwater harvesting.
- LED lighting.
- Low flow WCs.
- Heat pumps.
- PV power generation.
- Energy usage monitoring.

THE PARK
OCCUPIERS



Dublin AirPort Logistics Park

OPTION 1
APPROX. 18,581 SQ. M. (200,000 SQ. FT.)

ACCOMMODATION

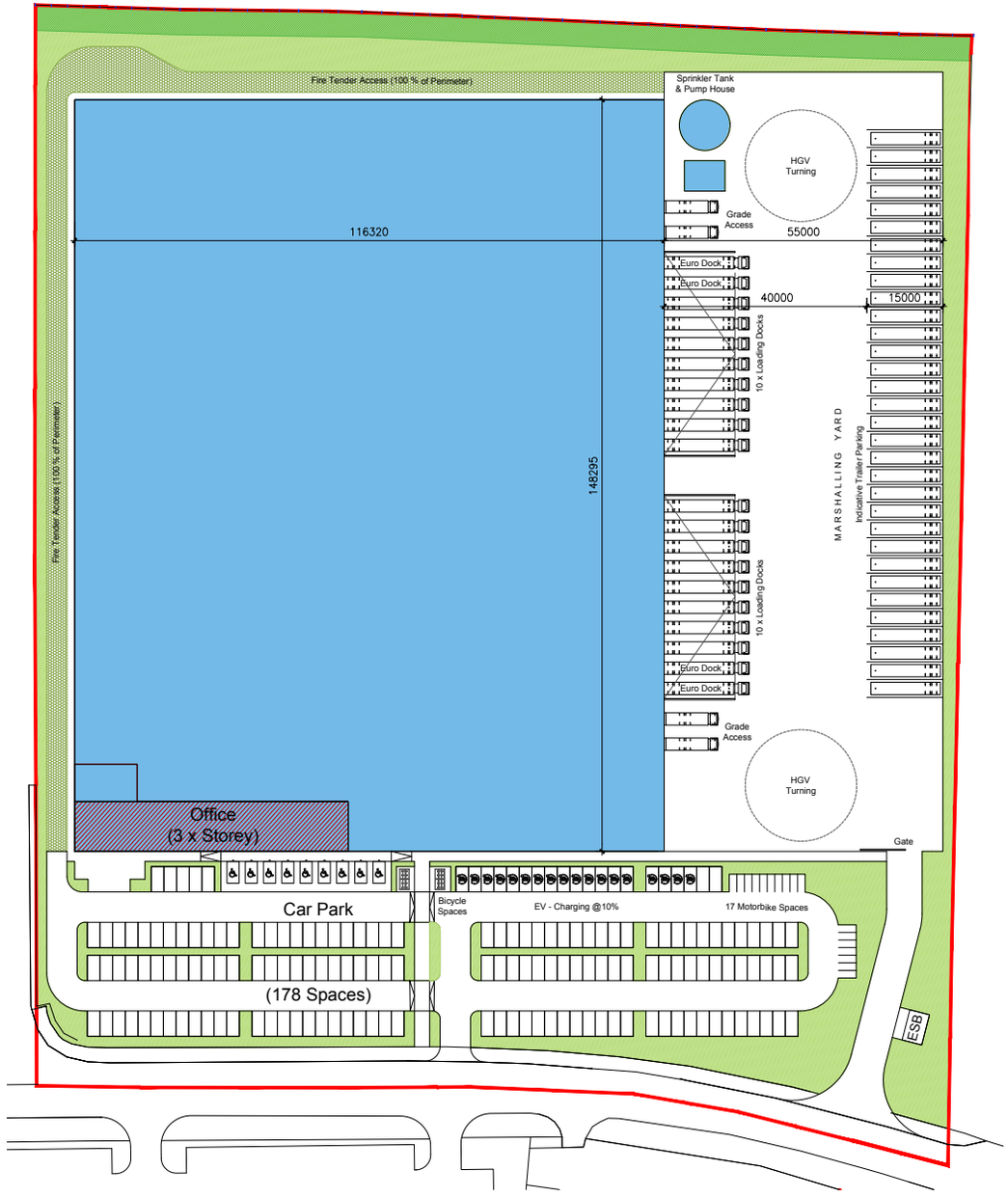
Approximate gross external floor areas

Lark House	Sq M	Sq Ft
Warehouse	16,723	180,000
Offices	1,858	20,000
Total	18,581	200,000

Site area of approx. 3.9 hectares (9.6 acres)


Similar unit by developer


Similar unit by developer



OPTION 2
APPROX. 16,258 SQ. M. (175,000 SQ. FT.)

ACCOMMODATION

Approximate gross external floor areas

Lark House	Sq M	Sq Ft
Warehouse	14,864	160,000
Offices	1,394	15,000
Total	16,258	175,000

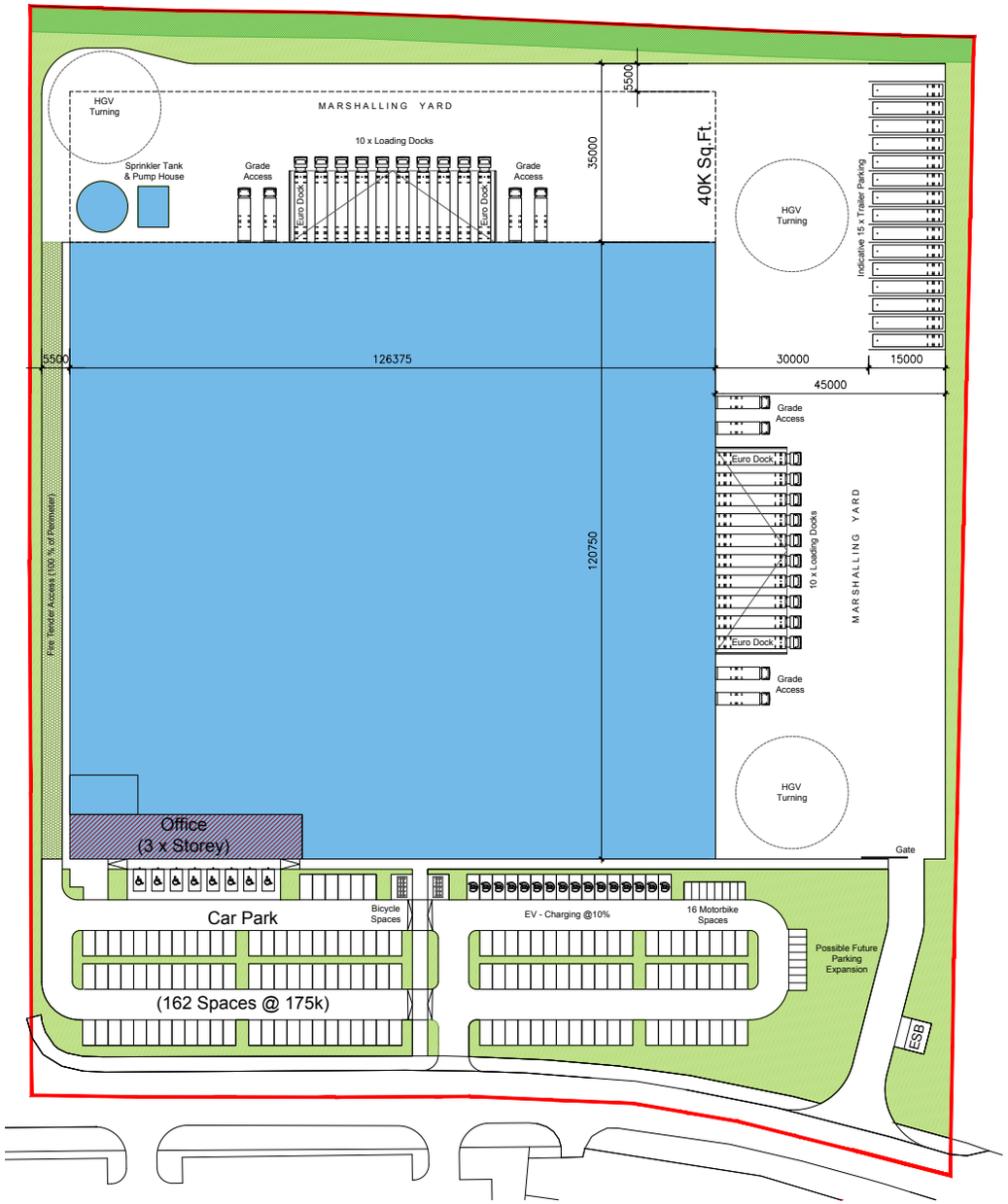
Site area of approx. 3.9 hectares (9.6 acres)



Similar unit by developer



Similar unit by developer



OPTION 3
APPROX. 15,236 SQ, M. (164,000 SQ. FT.)

ACCOMMODATION

Approximate gross external floor areas

Lark House	Sq M	Sq Ft
Warehouse	13,842	149,000
Offices	1,394	15,000
Total	15,236	164,000

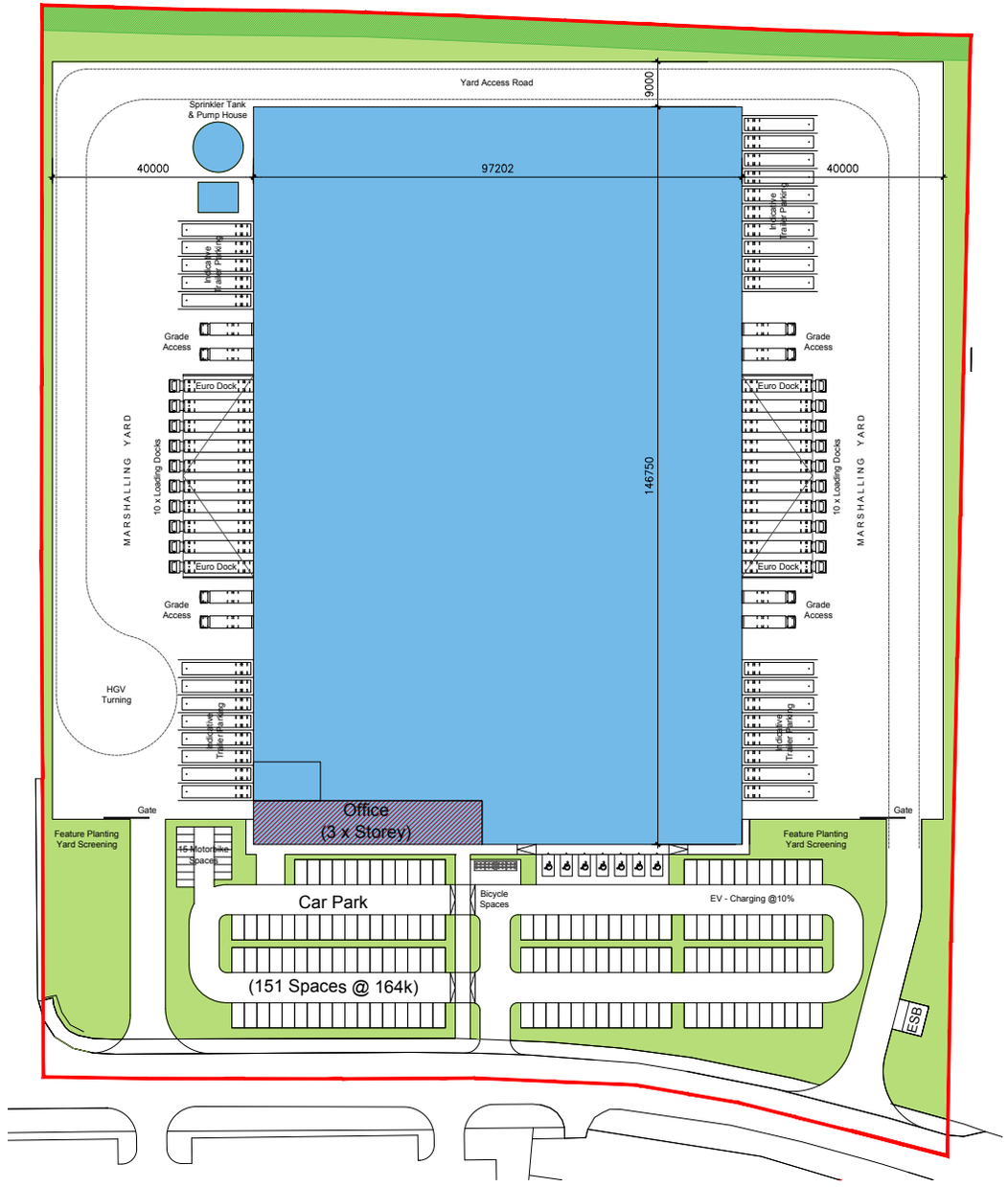
Site area of approx. 3.9 hectares (9.6 acres)



Similar unit by developer



Similar unit by developer



SPECIFICATIONS | FEATURES

(In addition to features outlined on Page 2 and 3)

GENERAL

- Steel portal frame construction.
- Generous service yard with abundant truck/trailer parking.
- 1 dock leveller per 1,000 sq, m. with additional available including cross docking and Euro Docks.
- Roller shutter doors, numbers provided as required.
- Min. 60 kn./m2. (1,250 lbs./sq.ft.) floor loading with FM1 grade finish available..
- 2.4 metre high wall to inside of external cladding wall.
- Dedicated car, motor cycle and bicycle parking.
- PV for on site power generation.
- EV charging points.
- LED lighting.
- Electrical distribution centre designed for three phase electrical supply and CT metering.
- High quality actively managed estate.



Similar Unit



Similar Unit

OFFICES | AMENITIES

- Feature reception area.
- Open plan design suitable for compartmentation.
- Raised access floors.
- Tea stations, showers and staff changing facilities.
- VRF air conditioning.
- Suspended acoustic tiled ceilings with recessed LED lighting.
- Painted and plastered walls.
- Fully fitted toilets.
- Perimeter trunking, if required.
- Fully bonded heavy contact carpet.

JOIN LEADING OCCUPIERS INCLUDING:

DHL · Harvey Norman · GILEAD · primeline · VWR part of avantor · dnata · Gategourmet · SIMTECH · Flanagan Fittings · FÓNUA DYNAMIC MOBILE SOLUTIONS · YOURWAY THE BIOPHARMA SERVICES COMPANY · NX NIPPON EXPRESS





This project will be registered with the certification goal of LEED Gold. LEED (Leadership in Energy and Environmental Design) is a voluntary rating system to certify sustainable buildings and neighbourhoods.

IGBC
MEMBER SINCE 2020

Rohan Holdings is a proud member of the Irish Green Building Council. The IGBC is a non-profit organisation, launched in 2011 with member organisations and businesses from the entire value chain of the built environment. All are united in one common goal to accelerate the transformation of the built environment, related industry and supply chain to one that is sustainable through leadership, research, education and providing policy input to local and national government. For more information, visit www.igbc.ie

Business supporter

EU Taxonomy Regulations



TERMS

Available upon request.

RATES

Commercial Rates payable to Fingal County Council.

TARGETED BER

BER A

OUTGOINGS

Available upon request.

CONTACTS

CUSHMAN & WAKEFIELD

2 Cumberland Place,
Fenian Street, Dublin 2, Ireland.
www.cushmanwakefield.ie

BRENDAN SMYTH
Director
brendan.smyth@cushwake.com
+353 1 639 9383

NICOLA GILLEECE
Associate Director
nicola.gilleece@cushwake.com
+353 1 639 9384

ROHAN

4th Floor, Block 2, Harcourt Centre,
Harcourt Street, Dublin 2, Ireland.
www.rohanholdings.ie
+353 (0)1 662 4455
info@rohanholdings.ie

JAMIE ROHAN
jrohan@rohanholdings.ie
+353 87 2906740

JOHN CASEY
jcasey@rohanholdings.ie
+353 86 7967072

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